

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
P.C. 04/10/02 Item # 3.b.

File Number
PDC 01-06-066

Application Type
Planned Development Rezoning

Council District
10

Planning Area
Edenvale

Assessor's Parcel Number(s)
462-51-076

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: East side of Narvaez Avenue approximately 220 feet northerly of Amanda Drive

Gross Acreage: 0.65

Net Acreage: 0.57

Net Density: 9.8 DU/AC

Existing Zoning: R-1-8 Residence District

Existing Uses: Two single-family houses/daycare facility

Proposed Zoning: A(PD) Planned Development

Proposed Use: Five single-family detached residential units

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation
Medium Low Density Residential (8 DU/AC)

Project Conformance:
☒ Yes ☐ No
☒ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Single-family detached residential

R-1-8 Residence and A Agricultural

East: Single-family detached residential

R-1-8 Residence

South: Single-family detached residential

R-1-8 Residence

West: LRT parking lot, Highway 87

R-1-8 Residence & A-Agriculture

ENVIRONMENTAL STATUS

Completed by: SNZ

☐ Environmental Impact Report found complete
☒ Negative Declaration circulated on 03-20-02

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Edenvale No. 14

Date: 2/19/74

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions

Date: _____

Approved by: _____
☐ Action
☒ Recommendation

DEVELOPER

ENGINEER

OWNER

DKB Homes LLC
255 W. Julian St., Suite 200
San Jose CA 95110

Ray R. Bold
255 W. Julian St.
San Jose CA 95110

Betty R. Burrous Trustee
P.O. Box 2395
Sunnyvale CA 94087

PUBLIC AGENCY COMMENTS RECEIVED**Completed by: SNZ**

Department of Public Works

See attached memorandums

Other Departments and Agencies

N/A

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, DKB Homes, is proposing a rezoning from R-1-8 Residence to A (PD) Planned Development to allow up to five single-family detached residential units on a 0.65 gross site. The existing parcel contains two single-family homes that face onto Narvaez Avenue. The homes, built in the 1950's are currently used as a daycare facility with a shared central driveway, parking and yard. This neighborhood is predominantly developed with single-family detached residential units. The specific surrounding land uses include a remnant parcel of undeveloped agricultural land and a light rail transit parking lot to the west with Highway 87 located just beyond. Single-family houses exist on all other sides.

Project Description

The proposed project is designed to provide market rate, ownership housing. The project will facilitate a subdivision that continues the existing cul-de-sac street pattern established to the north. One unit will have a side-on orientation towards Narvaez Avenue. All of the other new units will front onto a new public cul-de-sac, with two units sharing a driveway at the rear of the site. The lot sizes will average about 4,400 square feet. All of the houses will have four bedrooms with an overall size of approximately 2,271 square feet.

GENERAL PLAN CONFORMANCE

The proposed project, with a net density of 9.8 DU/AC, is consistent with the site's San Jose 2020 General Plan Land Use /Transportation Diagram designation of Medium Low Density Residential (8 DU/AC) under the use of the Discretionary Alternate Use Policy (Two Acre Rule). This policy can allow existing parcels of two acres or less with a residential land use designation to be developed at the next higher density range provided such project meet or exceed the standards identified in the Residential Design Guidelines and provided such projects are compatible with the surrounding neighborhood. See analysis for additional discussion.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was circulated for the project on March 20, 2002. The primary environmental issues that were addressed include tree removals and noise.

The project site contains six trees that are currently proposed for removal. Four of these trees are ordinance size and would require subsequent Tree Removal Permits. Each tree to be removed shall be mitigated in accordance with approved standard ratios. In order to facilitate proper drainage of the site towards Narvaez Avenue, elevating the rear portion of the site will be necessary. Such grading changes would make preservation of the trees located at the rear of the property more difficult. However, Staff will further investigate the feasibility preserving some of these at the Planned Development Permit stage.

Based on the noise report prepared for this project, noise exposures from Highway 87 will be as high as 68 and 71 DNL at first and second floor elevations. The project shall include standardized mitigation measures to meet the exterior and interior limits of the City's General Plan noise standards of 60 DNL for exterior areas and 45 DNL for interiors.

ANALYSIS

The analysis section of this report addresses the key items that have the most significant impact with regard to neighborhood compatibility: 1) site design, and 2) architecture.

Site Design

The proposed detached single-family residential project proposes market-rate houses on cul-de-sac lots similar to the pattern in the existing neighborhood. This public street allows for a detached sidewalk with street trees. Because of the narrow width of the parcel, one side of the cul-de-sac will be developed with new, single-family houses and one side will contain a five-foot landscaping strip. The adjacent, existing house to the south would become a corner lot. This adjacent house is the only dwelling on Narvaez Avenue between Capitol Expressway and Branham Lane that faces directly on to Narvaez Avenue.

This site is adjacent to the rear yards of existing single-family detached houses on three sides. For this reason, the project has been sensitively designed to include 20-foot or greater rear setbacks which exceeds the minimum development standards as identified in the City's Residential Design Guidelines for lots of this size. The project conforms to the Residential Design Guidelines with respect to all other relevant development standards for this housing type in terms of internal setbacks, separations, open space and parking. Additionally, this project exceeds the recommended development standards for the corner side setback from Narvaez Avenue.

Architecture

The project proposes neo-traditional residential scale architecture that incorporates elements, such as attached garages setback from pedestrian oriented front porches. Larger second story setbacks from first stories will respect the predominantly one-story single-family neighborhood. The project includes architectural features such as exposed rafters to create more attractive building facades.

PUBLIC OUTREACH

A notice of the public hearing and Negative Declaration was published and distributed to the owners and tenants of all properties located within 500 feet of the project site.

RECOMMENDATION

Staff recommends approval of the proposed Planned Development Rezoning for the following reasons:

1. The project conforms to the General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8 DU/AC) under the use of the Discretionary Alternate Use Policy (Two Acre Rule).
2. The proposed project will be compatible with the surrounding neighborhood.
3. The project furthers the objectives the City's infill development policies.
4. The project conforms to the Residential Design Guidelines.

c: Lou Nepomuceno, 255 W. Julian St., Suite 200, San Jose CA 95110
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